

Kasturi Pewekar Architect

Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051
Tel: 2656 4000 Fax: 2656 4604

Date: 5th July 2017

To

K. Raheja Pvt. Ltd.
Plot No. C-30, Block – 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (E),
Mumbai- 400 0 51.
["Promoter"]

Subject: Certificate of Percentage of Completion of Construction Work of the Residential Tower (being part of the Composite Building No. 1 and being the first Phase of the Project) proposed to be registered under Maha-RERA situated on the Plot admeasuring 14,638.91 sq. mt. and bearing C.S. No. 2/1629, Plot No. 249 & 249A of Worli Scheme No. 52, Lower Parel Division, G/S Ward, Mumbai demarcated by its boundaries (North – West: Latitude - N19°00'30.45009", Longitude -E72°49'16.47662" ; North – East: Latitude - N19°00'30.39615", Longitude - E72°49'21.94982"; South – East: Latitude - N19°00'27.50795", Longitude - E72°49'21.91837"; South – West: Latitude - N19°00'27.56189", Longitude - E72°49'16.44519"); 18.3Mt wide Natavarya Baburao Pendharkar Road to the North; C.S. No. 1545 to the South; C.S. No. 6 / 1629 to the East; C.S. No. 1 / 1629, 1A / 1629 to the West of Division Lower Parel, Mumbai, being developed by K. Raheja Pvt. Ltd.

Sir,

I, Ms. Kasturi K. Pewekar have undertaken assignment as an Architect for certifying the Percentage of Completion of Construction Work of the Residential Tower (being part of the Composite Building No. 1 and being the first Phase of the Project), situated on the plot admeasuring 14,638.91 sq. mt. and bearing C.S. No. 2/1629, Plot No. 249 & 249A of Worli Scheme No. 52, Lower Parel Division, G/S Ward, Mumbai, being developed by M/s K. Raheja Pvt. Ltd. The Project is to comprise of two phases; first phase is to comprise of the Residential Tower comprising of 2(two) basements, ground floor, 1st to 5th parking floors for the Residential Tower, 6th floor as stilts and 1st upto 49th upper floors (with Refuge floors, fire check floors and service floors as required by the applicable regulations) and the second phase is to comprise of the proposed building/structure to be located on the adjoining plot bearing C.S. No. 1A/1629, Plot No. 248-B of Worli Scheme No. 52, Lower Parel Division, G/S Ward, Mumbai {collectively "Project"}

Following technical professionals are appointed by the Promoter:-

- (i) Ms. Kasturi K. Pewekar as Architect
- (ii) M/s. Sterling Engineering Consultancy Services Pvt. Ltd. as Structural Consultant
- (iii) M/s. AECOM India Pvt. Ltd. as MEP Consultant
- (iv) Mr. Mohit Adelkar as Site Supervisor

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Based on Site Inspection, with respect to the aforesaid Residential Tower (being Phase 1 of the aforesaid Real Estate Project), I certify that as on 31st March 2017, the Percentage of Work done for the aforesaid Residential Tower (Phase 1 of the Real Estate Project) proposed to be registered under Maha-RERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A

Residential Tower

Sr.No	Task / Activity	Percentage of Work Done (as on 31 st March 2017)
1	Excavation	100%
2	2 number of Basement (s) and 1 Plinth	100%
3	5 numbers of Podiums (parking floors)	100%
4	1 Stilt Floor	100%
5	58 number of Slabs of Super Structure (habitable, refuge, fire check and structural / service floors)	52%
6	Internal walls, Internal Plaster: Internal walls, Internal Plaster; Floorings within Flats / Premises; Doors and Windows to each of the Flats / Premises	2%
7	Sanitary Fittings within the Flat / Premises	2%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	70%
9	The external plumbing and external plaster, elevation, completion of terraces and waterproofing of the Building / Wing	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate.	0%

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TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work Done (as on 31 st March 2017)	Details
1	Internal Roads & Footpaths	No	0%	
2	Water Supply	Yes	0%	Main source will be Municipal Corporation
3	Sewerage (chamber, line, Septic Tank, STP)	Yes	0%	Sewage pipes will be connected to Municipal Sewer Line
4	Storm Water Drains	Yes	0%	Drain pipes connected to Municipal Storm water Drain
5	Landscaping & Tree Planting	Yes	0%	Part of podium area being landscaped
6	Street Lighting	No	0%	
7	Community Buildings	Yes	0%	Clubhouse
8	Treatments and disposal of sewage and sullage water	Yes	0%	STP will be provided
9	Solid Waste management & Disposal	Yes	0%	Automated Garbage Collection System is proposed
10	Water conservation, Rain water harvesting	Yes	0%	Rain Water Harvesting system will be provided
11	Energy management	Yes	0%	Solar Panels
12	Fire protection and fire safety requirements	Yes	0%	Sprinkler, Fire extinguisher, Fire alarm as per CFO norms
13	Electrical meter room, sub-station, receiving station	Yes	0%	Power provision from local supplier
14	Others (Option to Add more)			
15	Aggregate area of recreational open space	Yes	0%	
16	Open parking	No	0%	

Yours Faithfully,



Architect
Kasturi K. Pewekar
(CA/97/20974)